

Fill in this information to identify the case:

Debtor name Master Lending Group, LLC

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF GEORGIA

Case number (if known) 23-40569

Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- No. Go to Part 2.
- Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

3. Checking, savings, money market, or financial brokerage accounts (*Identify all*)

Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number	
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3.1. <u>Truist Bank</u>	<u>Checking</u>	<u>6810</u>	<u>\$92,418.00</u>
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4. Other cash equivalents (*Identify all*)

5. Total of Part 1.

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

<u>\$92,418.00</u>

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

- No. Go to Part 3.
- Yes Fill in the information below.

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- No. Go to Part 4.
- Yes Fill in the information below.

Part 4: Investments

13. Does the debtor own any investments?

- No. Go to Part 5.

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Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- No. Go to Part 6.
- Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- No. Go to Part 7.
- Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- No. Go to Part 8.
- Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- No. Go to Part 9.
- Yes Fill in the information below.

Part 9: Real property

54. Does the debtor own or lease any real property?

- No. Go to Part 10.
- Yes Fill in the information below.

Part 10: Intangibles and intellectual property

59. Does the debtor have any interests in intangibles or intellectual property?

- No. Go to Part 11.
- Yes Fill in the information below.

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- No. Go to Part 12.
- Yes Fill in the information below.

Current value of
debtor's interest

- 71. Notes receivable
Description (include name of obligor)
- 72. Tax refunds and unused net operating losses (NOLs)
Description (for example, federal, state, local)
- 73. Interests in insurance policies or annuities

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- 74. Causes of action against third parties (whether or not a lawsuit has been filed)
 - 75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims
 - 76. Trusts, equitable or future interests in property
 - 77. Other property of any kind not already listed *Examples:* Season tickets, country club membership
- | | |
|--|----------------|
| <u>Promissory Note Balance owed by 2701 Bull Street, LLC</u> | <u>Unknown</u> |
| <u>Promissory Note Balance owed by 10 West Victory LLC</u> | <u>Unknown</u> |
| <u>Promissory Note Balance owed by 423 East River Street, LLC</u> | <u>Unknown</u> |
| <u>Promissory Note Balance owed by Synergy Homes of Georgia LLC, Synergy Homes of South Carolina, LLC, and J. Read Brennan</u> | <u>Unknown</u> |
| <u>Promissory Note Balance owed by Franklin Square Real Estate, LLC</u> | <u>Unknown</u> |
| <u>Promissory Note Balance owed by Abercorn Street Parking, LLC</u> | <u>Unknown</u> |
| <u>Promissory Note Balance owed by 230 West Broughton, LLC</u> | <u>Unknown</u> |

78. Total of Part 11. \$0.00
 Add lines 71 through 77. Copy the total to line 90.

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?
 No
 Yes

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Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$92,418.00	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$0.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$0.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$0.00	
88. Real property. <i>Copy line 56, Part 9.</i>>		\$0.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$0.00	
91. Total. Add lines 80 through 90 for each column	\$92,418.00	+ 91b. \$0.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$92,418.00

DISCLAIMER REGARDING DEBTOR'S AMENDED SCHEDULE OF ASSETS

Thomas J. Ratcliffe, Jr. has executed these Amended Schedule solely in his capacity as the Administrator of the Estate of Gregory Martin Hirsch (the "Administrator") who was the sole member of Master Lending Group LLC ("Debtor"). In reviewing and signing the Amended Schedule, the Administrator has relied upon Administrator's own actions and investigations, the efforts, statements, advice, and representations of Debtor's legal advisor, and Debtor's statements contained in prior versions of the petition and schedules. The Administrator and its attorneys do not guarantee or warrant the accuracy or completeness of the data that is provided herein, and shall not be liable for any loss or injury arising out of or caused in whole or in part by the acts, errors, or omissions, whether negligent or otherwise, in procuring, compiling, collecting, interpreting, reporting, communicating, or delivering the information contained herein. The Administrator and its agents, attorneys, and financial advisors do not expressly undertake any obligation to update, modify, revise, or re-categorize the information provided herein, or to notify any third party should the information be updated, modified, revised, or re-categorized. In no event shall the Administrator or his agents, attorneys, and financial advisors be liable to any third party for any direct, indirect, incidental, consequential, or special damages (including, but not limited to, damages to business reputation, lost business, or lost profits), whether foreseeable or not and however caused, even if the Debtor, the Administrator, or their agents, attorneys, and financial advisors are advised of the possibility of such damages.

Fill in this information to identify the case:

Debtor name Master Lending Group, LLC

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF GEORGIA

Case number (if known) 23-40569

Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature


I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets—Real and Personal Property (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G)
- Schedule H: Codebtors (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals (Official Form 206Sum)
- Amended Schedule A/B - Real and Personal Property
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 18, 2023

X 
Signature of individual signing on behalf of debtor

Thomas J. Ratcliffe, Jr.
Printed name

Personal Representative for Estate of Gregory M. Hirsch (deceased), sole member of Master Lending Group, LLC
Position or relationship to debtor

United States Bankruptcy Court, Southern District of Georgia
Electronic Filing Form B

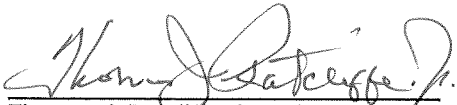
Debtor(s) Declaration Regarding Electronic Filing

Debtor Master Lending Group, LLC Joint Debtor _____ Case Number 23-40569
Date of Electronic Filing October, 2023 Electronic Docket No. _____

The following document(s) were signed by the Debtor(s) under oath or penalty of perjury and filed electronically:
Amended Schedule A/B

Caption or description of documents as electronically filed

I understand that this **DECLARATION REGARDING ELECTRONIC FILING** is to be filed with the Clerk of the Court no later than **fourteen (14) days** following the date the petition or other document was electronically filed. I understand that failure to file the signed original of this DECLARATION may cause my case to be dismissed. I have reviewed a true copy of the document(s) filed under this declaration and find them to be true and correct. I consent to my attorney sending said documents to the United States Bankruptcy Court by electronic means.



Thomas J. Ratcliffe, Jr. as Personal Representative for Estate of Gregory M. Hirsch (deceased), sole member of Master Lending Group, LLC

Joint Debtor

Date October 18, 2023

Debtor

Declaration of Attorney

I Judson C. Hill 354277, attorney for the Debtor(s), declare under oath or penalty of perjury that the Debtor(s) signed this form before I electronically transmitted the above-captioned documents. This declaration is based on information of which I have knowledge. I have followed all other requirements in **General Order 2005-7(as amended)**.

Date October 18, 2023 Attorney _____
Georgia Bar ID No. 354277 GA
E-Mail Address bankruptcy@gastinhill.com
Telephone Number (912) 232-0203

Instructions: Pursuant to Rule 1007, Federal Rules of Bankruptcy Procedure [Interim], and Local Bankruptcy ECF Rule 7, this form must be executed by the debtor(s) and the attorney for the debtor(s) and submitted to the Clerk within fourteen (14) days of electronic filing of the petition or document(s).

SOUTHERN DISTRICT OF GEORGIA

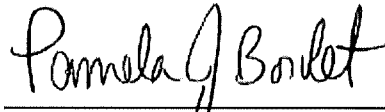
STATE OF GEORGIA

IN RE: Master Lending Group, LLC Debtor	Chapter 7, Case No.: 23-40569-EJC
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CERTIFICATE OF SERVICE

This is to certify that I have this day served a true and correct copy of the Amended Schedule A/B: Property to the parties outlined below in Exhibit "A" pursuant to Local ECF Rule 9:

Submitted: October 23, 2023.



PAMELA J. BAROLET, PARALEGAL
LAW OFFICE OF GASTIN & HILL
ATTORNEY FOR DEBTORS

1020 Drayton Street, Suite 201
Savannah, Georgia 31401
(912) 232-0203

EXHIBIT "A"

Tiffany Caron, Chapter 7 Trustee

Matthew E. Mills, U.S. Trustee